



Brooke Dene Court

Cleckheaton



Welcome to Brooke Dene Court

Brook Dene Court is McCarthy and Stone's new development of luxury Retirement Living apartments in Cleckheaton. This stunning development offers a collection of 40 one and two bedroom apartments exclusive to people aged 60 and over. It provides a rare opportunity to own a high quality and stylish home that has been carefully designed to allow you to retain your independence for longer.

At Brooke Dene Court you can enjoy your beautiful apartment free from the worry of exterior maintenance. Feel safe and secure with a camera entry system linked to your TV in your apartment and emergency call points answered 24 hours a day. What's more when you feel like company, the homeowners' lounge is a welcoming space where you can socialise with friends and neighbours.



Cleckheaton Town Hall

- Convenient location
- Low maintenance apartments
- Homeowners' lounge
- Guest suite*
- 24 hour emergency call system
- Camera door entry system
- Lift to all floors
- Landscaped gardens
- Private parking*



St Peg Lane, Cleckheaton

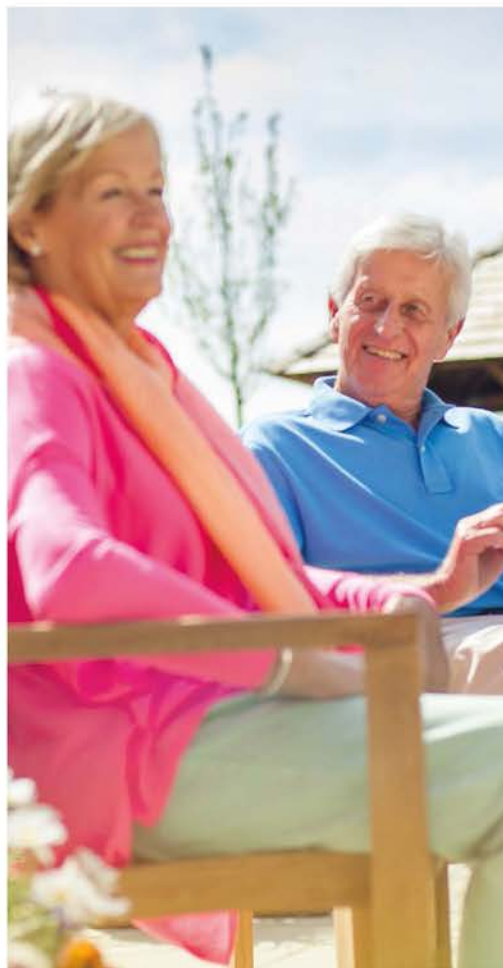
*Subject to availability. Additional charge applies.

Live life *your way*

Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Brooke Dene Court provides properties of genuine quality to meet your needs.

Living in a McCarthy and Stone apartment means those time consuming chores such as external maintenance and external window cleaning are taken care of by our expert team at McCarthy and Stone Management Services.

McCarthy and Stone Management Services maintains our developments to a high standard, providing an excellent and efficient service for our homeowners day in, day out. This is why at Brooke Dene Court you can relax in the knowledge that more time is your time; instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy.



"Cosgrove Hall is a very sociable place and we really enjoy the active social life. We have regular coffee mornings and films nights and there is always someone to talk to.

However, having your own apartment means that if you prefer your own company, there is complete privacy in your own home."

Homeowner,
Cosgrove Hall, Manchester





Enjoy companionship and security

At the centre of this Retirement Living development you will find the House Manager who will be on hand Monday to Friday ensuring things run smoothly day to day.

A 24 hour emergency call system ensures you will have assistance should you ever need it and a fully monitored smoke detector and intruder alarm helps ensure the safety of your property when you are not at home.

Peace of mind also comes from a camera door entry system linked to your TV, so you can see who is there before letting anyone in.

When you feel like company, the beautifully appointed homeowners' lounge makes a welcoming space to meet with friends and neighbours.

When family or friends come to visit, the luxury guest suite[^] is a comfortable place for them to stay and as a McCarthy and Stone homeowner, you will be entitled to stay in the guest suite at developments throughout the UK[~]. You can use them to enjoy a city break in the major cities including Edinburgh, London and York or spend time in the country or by the coast.

We also understand how important a pet can be in your life so you are welcome to bring a well-behaved pet to live with you in your apartment.*

[^] Subject to additional charge and availability. *Please speak to the Sales Executive for more information about our pet policy.

[~] Guest suites available at developments managed by McCarthy and Stone only.

The little details matter

The little details matter every bit as much to McCarthy & Stone as they do to you. A touch more here and some extra attention there can make all the difference to your contentment. Every McCarthy & Stone apartment is specifically designed to make life easy and comfortable.

Features at Brooke Dene Court include spacious living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, a ceramic hob and fridge/freezer. Main bedrooms benefit from either walk-in or fitted wardrobes while modern bathrooms enjoy a host of superior features. All apartments offer either a patio, private walk out balcony or Juliet balcony.

The well maintained grounds include landscaped gardens, a seated patio area and a private car park.^{^*}



Typical interior



Typical kitchen



[^] Subject to availability. ^{*}Additional charges apply.



Typical interior

General

Contemporary design and finishes throughout

Open plan living /dining areas

Walk in or fitted wardrobes to master bedrooms

Utility cupboard with washer/dryer

Patio, walk out balcony or Juliet balcony

Kitchen

Modern fully fitted kitchen

Integrated appliances

Tiled floor

Waist height oven

Ceramic hob

Extractor hood

Fridge/freezer

Shower rooms

Tiled floors/part tiled walls

Low profile shower set

Heated towel rail

Mirror

With double glazing, insulation and electric heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to reduce your heating bills. Sky* connection points are fitted in the living room while telephone and TV points can be found in the living room and master bedroom.

Every apartment comes with a two year warranty for most aspects of the construction, backed up by the reassurance of an NHBC guarantee which covers major structural defects for a further eight years.



Typical second bedroom / study



Typical shower room

*Subject to subscription

There is plenty on your doorstep in Cleckheaton

The popular Yorkshire town of Cleckheaton makes an ideal choice for you to enjoy a full and active retirement.

Well served by the known brand retailers, Cleckheaton also offers a wide range of independent shops including butchers, bakers and hairdressers. Facilities also include medical centres, opticians, banks and pharmacies.

Situated in the beautiful Spen Valley, there are excellent golf facilities in the area. Nearby Oakwell Country Park offers nature trails, wooded landscapes and floral gardens for you to enjoy.

Rich in indoor activities, Cleckheaton Town Hall is a focal point for the community hosting regular stage performances and events.

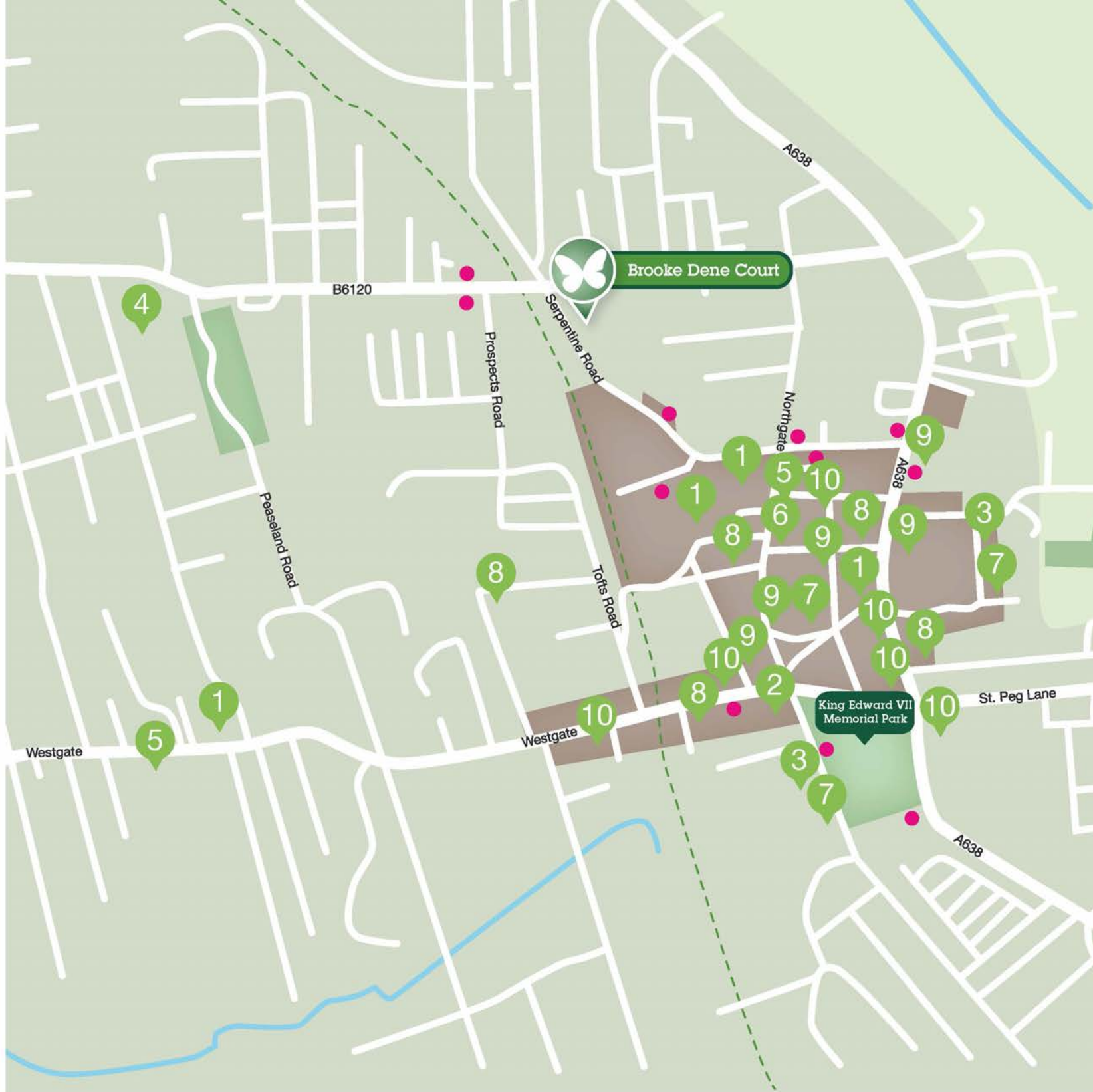
In a convenient location on Serpentine Road, Brooke Dene Court allows easy access to all that is available.

Good transport links ensure your family are always close by. North and south bound bus stops are located less than 500 yards from Brooke Dene Court while the nearby M62 and M606 provide direct access to towns and cities across the region including Leeds, Bradford and Manchester.



Brooke Dene Court

Serpentine Road, Cleckheaton



- 1 SUPERMARKET
- 2 POST OFFICE
- 3 MEDICAL CENTRE
- 4 LIBRARY
- 5 BUTCHERS
- 6 BAKER
- 7 PHARMACY
- 8 HAIRDRESSERS
- 9 BANK
- 10 RESTAURANTS

 BUS STOPS

 PARKS

 SHOPPING AREAS

 NCN66 FOOTPATH

We'll help you make the move

Once you have found the perfect apartment, your move could not be in better hands. We will arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed for you, taken to your new apartment and unpacked again onto a flat surface. They will even de-clutter if you wish.

There are lots of ways we can make your move as easy as possible. We can even contribute to your moving costs, such as estate agent and solicitor fees, and offer a free one hour handy man service if you need someone to put up pictures, shelves or hang curtains.*

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you will be convinced it is the right move for you.

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print.

*Terms and conditions apply. Visit mcCarthyandstone.co.uk/smoothmove or speak to a sales executive for more details.



"When the time came to make the move I didn't have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice."

Jackie Follet
Homeowner, Isle of Wight





McCarthy & Stone has apartments for sale at over 100 developments across the UK. So, wherever you want to be, we will have locations that are perfect for you.



Please call us free on **0800 201 4106**
and we will help you find your perfect home.

mccarthyandstone.co.uk/brooke-dene-court

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